

January 20, 2025

Letter of Intent
City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Zoning & Variance Applications for 526 26th Street, Brandon.(Lot 11/16, Blk 1 Pln 211 blto)

10129614 Manitoba Ltd is applying to rezone 526 26th street from Commercial Arterial Zone (CAR) to Commercial General Zone(CG) to allow for the development of a 28-unit residential multifamily building. This application will also require a variance to front, rear and south side yard requirements. Final floor plans for the building are currently in final design and will be submitted with the Development Permit Application required for the proposed building.

The Property

The property at 526 26th street currently is vacant land.



Residential Building

The residential building as it's currently designed will have a mix of 1(12), 2(4) & 3(12) bedroom units.

The parking requirement needed and supplied for the building will be 22 parking spaces. The parking area will be accessed from 26th street and be right in/right out as shown on site plan.

The building height will be 3 storeys.

Extra attention in site design detail for tenant amenity spaces such as rain garden, raised garden areas, bicycle storage as shown on siteplan.

Rental Affordability:

A minimum 15% (5) of the units will be under the CMHC affordable criteria of 30% of median renter income with a minimum 10yr affordability period commitment.

Climate Criteria: reduced energy consumption and green house gas emissions

The building will be minimum of 25% better than NECB/NBC building code.

We are working hand in hand with energy consultant to maximize building efficiency

Development Plan –

The property is located on the boundary of a Commercial and Residential designation under the BAPD Development Plan. Section 1.6.8 in the BAPD Development Plan indicates these dimensional requirements (distance & area) are intended to serve as guidelines only. Certain situations may necessitate a degree of flexibility in the application of these standards, provided that it complies with the general intent of the Development Plan. Hence, this zoning application doesn't require a Development Plan Amendment application.

The policies that support the development are:

- 2.2.2 Housing Mix (to provide a mix of housing options in each neighbourhood)
- 2.2.4 Density (to provide for various ranges of housing density in order to promote a diverse urban fabric, and

Allowing the zoning change from CAR to CG will accommodate additional residential units in the area and could allow for a commercial component to the building in the future. The current plans are only for residential. This project may also benefit from the Housing Accelerator Fund recently announced by the City of Brandon.

Variance Requests in CG zone

Front Yard setback from 6m to 4.6m

Side Yard setback from 4.6m to 3.63m

Rear Yard setback from 9.1m to 6.06m

Criteria for a Variance requests:

The proposed development will meet the criteria for approving a variance application:

- 1) Will it be compatible with the general nature of the surrounding area?

We believe our development will fit into the surrounding area. Area has a mix of different types commercial, multifamily types and sizes and residential. The proposed building will fit nicely into area.

We will propose a building facade that will fit in with the look and feel of the area. We are working on raising the bar with a higher standard than similar existing build around Brandon!!.

2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The development is proposing a very fitting access point off west side of 26th st and compliment the already well planned 26th/Victoria intersection. Also fits into future 26th street plans. Therefore, should not cause any health or safety concerns to people living in the area. The building will comply with all necessary codes and bylaws.

3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

We believe that this modification to the front, rear and side yards are necessary to provide space for tenant amenities and the required parking. `

4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws.

All variances are noted on site plan attached (B1)

Contact me at anytime with questions or concerns related to this project. We look forward to your support.

10129614 MB Ltd
11 Wellington Drive
Brandon, MB
204-721-4340



GENERAL NOTES

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
2. ALL ELEVATIONS ARE METERS ABOVE SEA LEVEL.
3. DIMENSIONS IN RED ARE TO BUILDING SETBACKS AS DETERMINED BY CITY OF BRANDON ZONING BY-LAW 7124 RELEASED JULY 9, 2024.

LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPE/DRAIN ROCK
- GRASS
- RAIN GARDEN/LANDSCAPE AREA
- PROJECT PROPERTY LINES
- ADJACENT PROPERTY LINES

SITE INFORMATION

CIVIC ADDRESS:
526 - 26TH STREET, BRANDON, MB

LEGAL DESCRIPTION:
LOTS 11/16, BLOCK 1, PLAN 211, BLTO

ZONE: CAR
PROPOSED ZONE: CG

MIN. SETBACK REQUIREMENTS (CG):
FRONT YARD: 6.0m (REDUCED: 4.6m)
SIDE YARD (INTERIOR): 4.6m
REAR YARD (WITH LANE): 9.1m

AREA OF SITE: 1838.8 sq.m. (19,793 sq.ft.)
sq.m. (6,015 sq.ft.)
SITE COVERAGE FROM BUILDINGS: 30.4%

SUITE BREAKDOWN:
3 BEDROOM UNITS: 12
2 BEDROOM UNITS: 4
1 BEDROOM UNITS: 12

REQUIRED PARKING: 22
PROVIDED PARKING: 22

26TH STREET

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE
0	ISSUED FOR LAND USE APPLICATIONS	2024-01-09

DESIGNER:

 kate@mckenzieesignsolutions.ca | 204-570-1322
 BRANDON, MB

PROJECT NAME:	MULTI-PLEX
PROJECT LOCATION:	526 - 26TH STREET, BRANDON, MB
SHEET NAME:	SITE CONCEPT PLAN
ISSUE DATE:	JANUARY 9, 2025
SHEET SIZE:	ARCH D (24"x36")
DRAWN BY:	KM
C-101	